

7

**TABLE 1**  
**SUMMARY OF PHASE I ESA FINDINGS**  
**COOS BAY BROWNFIELDS PILOT PROJECT**  
**FRONT STREET URBAN RENEWAL AND DEVELOPMENT PROJECT**

Site ID#	Property Name	Address	Current Use	Recognized Environmental Conditions
1	Sause Bros. Ocean Towing Co.	310 N. Front Street	Tugboat business & shop	<u>Onsite:</u> Potential soil and/or groundwater contamination. <u>Offsite:</u> None
2	Cahill Trust	320 to 340 N. Front Street	Motel, office	Not Applicable – Owner did not participate in the project
	Knutson Towboat Co.	390 N. Front Street	Tugboat business	Not Applicable – Owner did not participate in the project
	Knutson Towboat Co.	400 N. Front Street	Tugboat business	Not Applicable – Owner did not participate in the project
	(b) (6)	580 N. Front Street	Tugboat business	Not Applicable – Owner did not participate in the project
	Koontz Machine & Welding, Inc. South	600 N. Front Street	Machine shop	<u>Onsite:</u> Potential soil and/or groundwater contamination. The property has been occupied by a machine shop for approximately 30 years. Rust staining observed on asphalt pavement adjacent to dumpsters used to store metal shavings. Surface water at this location likely flows to the north beneath the adjacent Koontz building and into Coos Bay. <u>Offsite:</u> None
	Koontz Machine & Welding, Inc. North	680 N. Front Street	Machine shop	<u>Onsite:</u> The subject property has been occupied by a machine shop for nearly a century. Evidence of past onsite disposal of metal shavings from machining work, and/or metal parts and debris was indicated through interviews and observation. The wastes were disposed of beneath the shop on the tidal flat or in Coos Bay. Rust staining observed on asphalt pavement adjacent to dumpsters used to store metal shavings on adjacent Koontz property to the south. Surface water at this location likely flows to the north beneath the Koontz building into the bay. <u>Offsite:</u> None

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Site ID#	Property Name	Address	Current Use	Recognized Environmental Conditions
8	Coos Bay Towboat Co. Office	686 N. Front Street	Office and warehouse	<p><u>Onsite:</u> The subject property has been occupied by a machine shop, steel fabricating facility, or other industrial operation for approximately 50 years. Potential metals contamination to soil exists from apparent onsite waste disposal of various rusted metallic items, metal slag piles, and plastic battery casings located on tidal mudflat and along the shoreline. Also, the potential for motor or lubricating oils or other petroleum product to have been used onsite is high.</p> <p><u>Offsite:</u> Adjacent leaking underground storage tank (LUST) Site – New Horizon Trading Company. See Area Sites below.</p>
9	Coos Bay Towboat Co. Parking Lot	TL500 (No Address Listed)	Parking lot	<p><u>Onsite:</u> Potential metals contamination to soil exists from apparent onsite waste disposal of various rusted metal ship parts, metal slag piles, and plastic battery casings located on tidal mudflat and along the shoreline.</p> <p><u>Offsite:</u> Adjacent leaking underground storage tank (LUST) Site – New Horizon Trading Company. See Area Sites below.</p>
10	Sweet Trucking Co.	820 N. Front Street	Truck maintenance & storage	<p><u>Onsite:</u> Petroleum staining observed on concrete flooring, and various drums and containers within the onsite building. Potential metals contamination to soil from debris, including various rusted metallic items, metal slag piles, and plastic battery casings located on a rocky shelf beneath the subject property</p> <p><u>Offsite:</u> Adjacent LUST Site – New Horizon Trading Company. See Area Sites of Concern below.</p>
11	Coos Bay Iron Works	896 N. Front Street	Machine shop	<p><u>Onsite:</u> The subject property has been occupied by a machine shop for over a century. Evidence of dumping of metal shavings from machining work, and/or metal parts and debris was observed on the tidal flat, at the rear of the shop building.</p> <p><u>Offsite:</u> Contaminated sandblast grit on subject property from adjacent Hillstrom's Shipyard site. See Area Sites of Concern below.</p>

**TABLE 1**  
**SUMMARY OF PHASE I ESA FINDINGS**  
**COOS BAY BROWNFIELDS PILOT PROJECT**  
**FRONT STREET URBAN RENEWAL AND DEVELOPMENT PROJECT**

Site ID#	Property Name	Address	Current Use	Recognized Environmental Conditions
12	Central Dock Co.	1100 N. Front Street	Office	<p><u>Onsite:</u> Subject property identified as a LUST site. Remediation has been completed, and No Further Action letter issued by DEQ on April 13, 1999.</p> <p><u>Offsite:</u> Possible onsite contamination related to former sandblasting operations on the adjacent Hillstrom's Shipyard site. See Area Sites of Concern below.</p>
13	City of Coos Bay Park	TL 1500 (No Address Listed)	City park	<p><u>Onsite:</u> None</p> <p><u>Offsite:</u> None</p>
14	(b) (6)	520 N. Bayshore Drive	Taco Time Restaurant	<p><u>Onsite:</u> None</p> <p><u>Offsite:</u> None</p>
15	Stephenson Trust	556 N. Bayshore Drive	Real estate office	<p><u>Onsite:</u> None</p> <p><u>Offsite:</u> None</p>
16	(b) (6)	600 N. Bayshore Drive	Chevron service station	<p><u>Onsite:</u> Previous reports and lab analysis of field samples at the property indicated contamination of soil and shallow groundwater by chemicals associated with degreasers. Soil and groundwater were remediated and DEQ issued a No Further Action determination on July 28, 1998.</p> <p><u>Offsite:</u> Adjacent LUST Site – New Horizon Trading Company. See Area Sites of Concern below.</p>
17	City of Coos Bay Pump Station	690 N. Front Street	Sanitary sewer pump station	<p><u>Onsite:</u> A 1,500-gallon diesel fuel UST formerly located at the northeast corner of the subject property was decommissioned by removal in May 1988. Soil or groundwater samples were not collected or analyzed at the time of decommissioning.</p> <p><u>Offsite:</u> Adjacent LUST Site – New Horizon Trading Company. See Area Sites of Concern below.</p>

**TABLE 1**  
**SUMMARY OF PHASE I ESA FINDINGS**  
**COOS BAY BROWNFIELDS PILOT PROJECT**  
**FRONT STREET URBAN RENEWAL AND DEVELOPMENT PROJECT**

Site ID#	Property Name	Address	Current Use	Recognized Environmental Conditions
18	Powers Building	737 N. Front Street	Warehouse	<p><u>Onsite:</u> The subject property is identified as a LUST site. A UST was decommissioned by removal at the subject property in 1999. Soil and groundwater at the site have not been tested. DEQ reported the site as a LUST site based on a verbal report by the property owner describing contamination in the excavation zone.</p> <p><u>Offsite:</u> Adjacent Marshfield Bargain House work yard. See Area Sites of Concern below.</p>
19	Powers Alley	TL 2400 (No Address Listed)	Vacant	<p><u>Onsite:</u> None</p> <p><u>Offsite:</u> Adjacent LUST Site – New Horizon Trading Company. See Area Sites of Concern below.  Adjacent Marshfield Bargain House work yard. See Area Sites of Concern below.</p>
21	(b) (6)	791 N. Front Street	General contractor's warehouse	<p><u>Onsite:</u> None</p> <p><u>Offsite:</u> Adjacent Marshfield Bargain House work or storage yard. See Area Sites of Concern below.</p>
22	Bachman Tavern	800 N. Bayshore Drive	Vacant (former tavern)	<p><u>Onsite:</u> None</p> <p><u>Offsite:</u> Adjacent Marshfield Bargain House scrapyard. See Area Sites of Concern Below.</p>
23	Lee & Jack Corp.	TL 2800	Scrapyard	Not Applicable – Owner did not participate in the project
24	Bachman LTM	161 Date Avenue	Truck and RV maintenance and repair	<p><u>Onsite:</u> None</p> <p><u>Offsite:</u> Adjacent Marshfield Bargain House scrapyard. See Area Sites of Concern Below.</p>

**TABLE 1**  
**SUMMARY OF PHASE I ESA FINDINGS**  
**COOS BAY BROWNFIELDS PILOT PROJECT**  
**FRONT STREET URBAN RENEWAL AND DEVELOPMENT PROJECT**

Site ID#	Property Name	Address	Current Use	Recognized Environmental Conditions
25	Bachman Lot	TL3400 (No Address Listed)	Parking lot	<p><u>Onsite:</u> Two or more 500-gallon USTs were at one time located in the northern portion of the subject property. Reports by property owner that USTs were decommissioned by removal could not be confirmed. Soil and groundwater at the site have not been tested.</p> <p><u>Offsite:</u> None</p>
26	(b) (6)	925 N. Front Street	Cold storage and ice making	<p><u>Onsite:</u> A dry well was observed on the subject property. Drains located in an ice production room and in the vicinity of onsite condenser units reportedly drain excess water to the dry well. No spills of freon or other hazardous substances to the drain system or dry wells are known to have occurred. However, dry wells are recognized as a common source of subsurface contamination.</p> <p><u>Offsite:</u> None</p>
27	Continental Floral Greens	999 N. Front Street	Cold storage	<p><u>Onsite:</u> None</p> <p><u>Offsite:</u> Adjacent LUST Site – Wayne's Color Centre. BTEX compounds were detected in groundwater samples collected from the excavation zone of a former 1,000 gallon gasoline UST at the site. Offsite migration of contaminants is not known to have occurred.</p>
28	(b) (6)	1000 N. Bayshore Drive	Wayne's Color Centre (retail store)	<p><u>Onsite:</u> The subject property is identified as a LUST site. BTEX compounds were detected in groundwater samples collected from the excavation pit of a former 1,000 gallon gasoline UST. DEQ is awaiting further information from the subject property owner.</p> <p><u>Offsite:</u> None</p>
29	City of Coos Bay Marshfield Sun	1049 N. Front Street	Marshfield Sun Printing Museum	<p><u>Onsite:</u> None</p> <p><u>Offsite:</u> Adjacent LUST Site – Wayne's Color Centre. BTEX compounds were detected in groundwater samples collected from the excavation pit of a former 1,000 gallon gasoline UST at the site. Offsite migration of contaminants is not known to have occurred.</p>

**TABLE 1**  
**SUMMARY OF PHASE I ESA FINDINGS**  
**COOS BAY BROWNFIELDS PILOT PROJECT**  
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Site ID#	Property Name	Address	Current Use	Recognized Environmental Conditions
30	Marshfield Sun Association	1010 N. Front Street	Vacant	<u>Onsite:</u> None <u>Offsite:</u> None

**TABLE 2**  
**SUMMARY OF PHASE I ESA FINDINGS - SITES OF CONCERN**  
**COOS BAY BROWNFIELDS PILOT PROJECT**  
**FRONT STREET URBAN RENEWAL AND DEVELOPMENT PROJECT**

Property Name	Address	Current Use	Recognized Environmental Condition
Former Hillstrom's Shipyard Facility	912 N. Front Street	Vacant	The former Hillstrom's shipyard facility was used by Sause Bros. Ocean Towing Co., Inc. from 1982-1988 to perform ship repair, painting, and sand blasting. According to DEQ, sediment at and in the vicinity of the site is contaminated by tributyltin, polyaromatic hydrocarbons, polychlorinated biphenyls, and heavy metals. The primary source of contamination at the site appears to be the use and spread of sandblast grit used to strip marine vessels of antifouling paint. Despite remediation and removal of contaminated soil from the site, discussions with DEQ indicate that it is unlikely that the full extent of contaminated soils have been removed from the Hillstrom site, or from sites adjacent to the north and south.
New Horizon Trading Co. (Powers Building Property)	737 N. Front Street		The subject property is identified as a LUST site. A UST was decommissioned by removal at the subject property in 1999. Soil and groundwater at the site have not been tested. DEQ reported the site as a LUST site based on a verbal report by the property owner describing contamination in the excavation zone. It is unknown whether offsite migration of contaminants has occurred.
Marshfield Bargain House	Work yard 790 N. Bayshore Drive  Scrapyard 891 N. Front Street	Retail sales and warehouse  Scrapyard	The Marshfield Bargain House operates on two properties within the study area, one containing a work or storage yard, the other a fenced scrapyard. Several 55-gallon drums and other potential hazardous material containers exhibiting visible staining were observed in unpaved areas. There is the potential for hazardous material leaking from these containers to have impacted soil and/or groundwater beneath adjacent properties. Visibly stained and discolored soil was observed on the scrapyard property. There is the potential for petroleum contamination or metals to have impacted soil and/or groundwater beneath this or adjacent properties.

# SECTION ONE

## Project Description

TABLE 1-1  
HIGH PRIORITY SITES

Site ID#	Property Name	Address	Current Use	Recognized Environmental Conditions
23 TL3100	Marshfield Corp.	891 N. Front Street	Scrapyard	<u>On Site:</u> Metal recycling operations conducted on site currently and historically may have created subsurface contamination. <u>Off Site:</u> None
7 TL700	Koontz Machine & Welding, Inc. North	680 N. Front Street	Machine shop	<u>On Site:</u> Evidence of past on-site disposal of metal shavings from machining work and metal parts and debris was indicated through interviews and observation. The wastes were disposed of beneath the shop on the tidal flat or in Coos Bay. Rust staining observed on asphalt pavement adjacent to dumpsters used to store metal shavings on adjoining Koontz property to the south. <u>Off Site:</u> None
6 TL800	Koontz Machine & Welding, Inc. South	600 N. Front Street	Machine shop	<u>On Site:</u> Potential soil and groundwater contamination. The property has been occupied by a machine shop for approximately 30 years. Rust staining observed on asphalt pavement adjacent to dumpsters used to store metal shavings. Surface water at this location likely flows to the north beneath the adjoining Koontz building and into Coos Bay. <u>Off-Site:</u> None
8 / 9 TL600 TL500	Coos Bay Towboat Co. Office / Parking Lot	686 N. Front Street / 690 N. Front Street	Office and warehouse	<u>On Site:</u> The office property has been occupied by a machine shop, steel fabricating facility, or other industrial operation for approximately 50 years. Motor or lubricating oils or other petroleum products have probably been used on site. Potential metals contamination to soil at the office and parking lot properties exists from apparent on site disposal of various rusted metallic items, metal slag, and plastic battery casings located on tidal mudflat and along the shoreline. <u>Off Site:</u> Adjoining leaking underground storage tank (LUST) Site - New Horizon Trading Company.
11 TL100	Coos Bay Iron Works	896 N. Front Street	Machine shop	<u>On Site:</u> The subject property has been occupied by a machine shop for over a century. Metal shavings from machining work and metal parts and debris were observed on the tidal flat at the rear of the shop building. <u>Off Site:</u> Contaminated sandblast grit on subject property from adjoining Hillstrom's Shipyard site.
12 TL200	Central Dock Co.	1100 N. Front Street	Office	<u>On Site:</u> Subject property identified as a LUST site. Remediation has been completed, and No Further Action letter issued by DEQ on April 13, 1999. <u>Off Site:</u> Possible on-site contamination related to former sandblasting operations on the adjoining Hillstrom's Shipyard site.
10 TL200	Sweet Trucking Co.	820 N. Front Street	Truck maintenance & storage	<u>On Site:</u> Petroleum staining observed on concrete flooring. Various drums and containers observed in the shop building. Various rusted metallic items, metal slag piles, and plastic battery casings were observed on a rocky shelf beneath the property. <u>Off Site:</u> Adjoining LUST Site - New Horizon Trading Company.

# SECTION ONE

## Project Description

TABLE 1-2  
MEDIUM PRIORITY SITES

Site ID#	Property Name	Address	Current Use	Recognized Environmental Conditions
18 TL2500	Powers Building	737 N. Front Street	Warehouse	<p><u>On Site:</u> The subject property is identified as a LUST site in the DEQ database. A UST was decommissioned by removal at the property in 1999. Soil and groundwater at the site have not been tested. DEQ listed the site as a LUST site based on a verbal report by the property owner describing contamination in the excavation.</p> <p><u>Off Site:</u> Adjoining Marshfield Bargain House work yard.</p>
17 TL2100	City of Coos Bay Pump Station	690 N. Front Street	Sanitary sewer pump station	<p><u>On Site:</u> A 1,500-gallon capacity diesel fuel UST formerly located at the northeast corner of the subject property was decommissioned by removal in May 1988. Soil or groundwater samples were not collected or analyzed at the time of decommissioning.</p> <p><u>Off Site:</u> Adjoining LUST Site - New Horizon Trading Company.</p>
20 TL2800	Marshfield Bargain House	790 N. Bayshore Drive	Workyard	<p><u>On Site:</u> Stained soil near drums of waste oil.</p> <p><u>Off Site:</u> A scrapyard adjoins the property to the east. Adjoining LUST site - New Horizon Trading Company.</p>

TABLE 1-3  
LOW PRIORITY SITES

Site ID#	Property Name	Address	Current Use	Recognized Environmental Conditions
26 TL500	(b) (6)	925 N. Front Street	Cold storage and ice making	<p><u>On Site:</u> A drywell was observed on the subject property. Drains located in an ice production room and near on site condenser units reportedly drain excess water to the dry well. No spills of freon or other hazardous substances to the drain system or dry wells are known to have occurred. However, dry wells are recognized as a common source of subsurface contamination.</p> <p><u>Off Site:</u> None</p>
1 TL1401	Sause Bros. Ocean Towing	310 N. Front Street	Tugboat business & shop	<p><u>On Site:</u> Equipment maintenance and repair conducted in warehouse indicates potential for soil and groundwater contamination.</p> <p><u>Off Site:</u> None</p>

**PRIORITY RANKING TABLES**  
**Phase II Environmental Site Assessment**  
 Coos Bay Brownfield Project  
 City of Coos Bay, Oregon

**HIGH PRIORITY SITES**

<b>Property Name</b>	<b>Recognized Environmental Conditions</b>
Marshfield Corp. 891 N. Front Street	Metal recycling operations (scrapyard) historically conducted on site.
Koontz Machine & Welding, Inc. North 680 N. Front Street	Evidence of past on-site disposal of metal shavings from machining work. The wastes were disposed of beneath the shop on the tidal flat or in Coos Bay.
Koontz Machine & Welding, Inc. South 600 N. Front Street	Property has been occupied by a machine shop for approximately 30 years. Rust staining observed on asphalt pavement adjacent to dumpsters.
Coos Bay Towboat Co. Office / Parking Lot 686 N. Front Street / 690 N. Front Street	Potential metals contamination to soil at the office and parking lot properties exists from on-site disposal of various materials on tidal mudflat and along the shoreline. An adjoining property is listed on state leaking underground storage tank (LUST) database.
Coos Bay Iron Works 896 N. Front Street	Metal shavings from machining work and metal parts and debris were observed on the tidal flat at the rear of the shop building. Contaminated sandblast grit on subject property from adjoining site.
Central Dock Co. 1100 N. Front Street	Possible on-site contamination related to former sandblasting operations on the adjoining property.
Sweet Trucking Co. 820 N. Front Street	Petroleum staining on concrete flooring. Various drums and containers observed in the shop. various debris observed on a rocky shelf beneath the property. An adjoining property is listed on state LUST database.

**MEDIUM PRIORITY SITES**

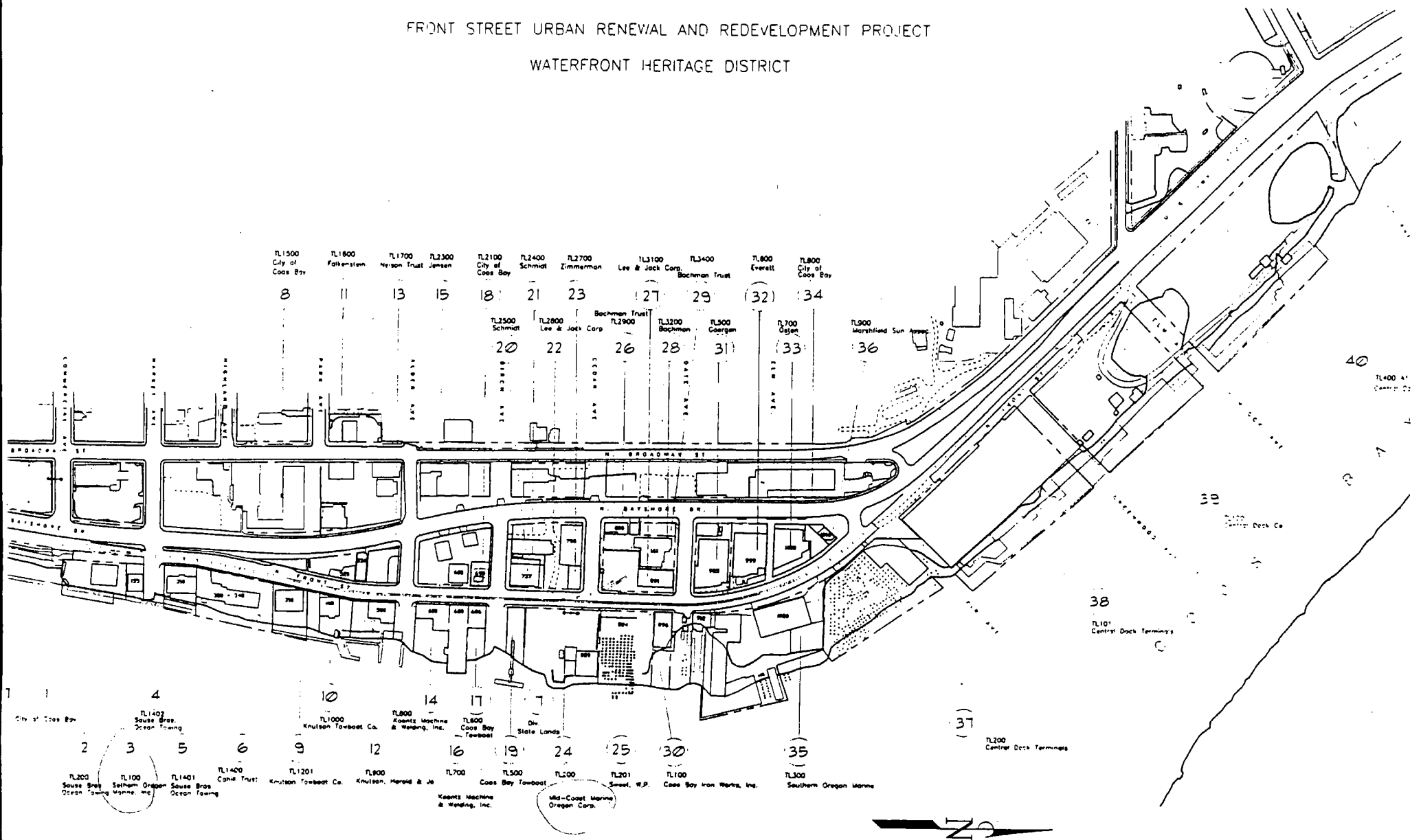
<b>Property Name</b>	<b>Recognized Environmental Conditions</b>
Powers Building 737 N. Front Street	An underground storage tank (UST) was decommissioned at the property. Soil and groundwater have not been tested.
City of Coos Bay Pump Station 690 N. Front Street	A UST was decommissioned at the property. Soil or groundwater samples were not collected during decommissioning. An adjoining property is listed on state LUST database.
Marshfield Bargain House 790 N. Bayshore Drive	Stained soil observed near drums of waste oil. A scrapyard adjoins the property to the east and another adjoining property is listed on state LUST database.

**LOW PRIORITY SITES**

<b>Property Name</b>	<b>Recognized Environmental Conditions</b>
(b) (6) 925 N. Front Street	A drywell was observed on the property, and dry wells are recognized as a common source of subsurface contamination.
Sause Bros. Ocean Towing 310 N. Front Street	Equipment maintenance and repair conducted in warehouse indicates potential for soil and groundwater contamination.

# FRONT STREET URBAN RENEWAL AND REDEVELOPMENT PROJECT

## WATERFRONT HERITAGE DISTRICT



Map of the Waterfront Heritage District

property as a scrap yard since 1929. However the 1945 Sandborn Fire Insurance map shows a dwelling at this location. According to the owner, refrigerators, sealed canisters, or any hazardous material is not accepted. Oil leaks from the crane are visible on the scrap yard site.

**PRIOR SITE ASSESSMENT ACTIVITIES:**

There is no record of site assessment activities on this site prior to the 2000 level one ESA completed by URS, Corp. 10 yards of contaminated soils associated with the Marshfield Bargain House gasoline UST decommissioning was aerated successfully by DEQ standards and spread on this site. No hazardous waste is generated on this property and it is not listed on a regulatory agency database as such.

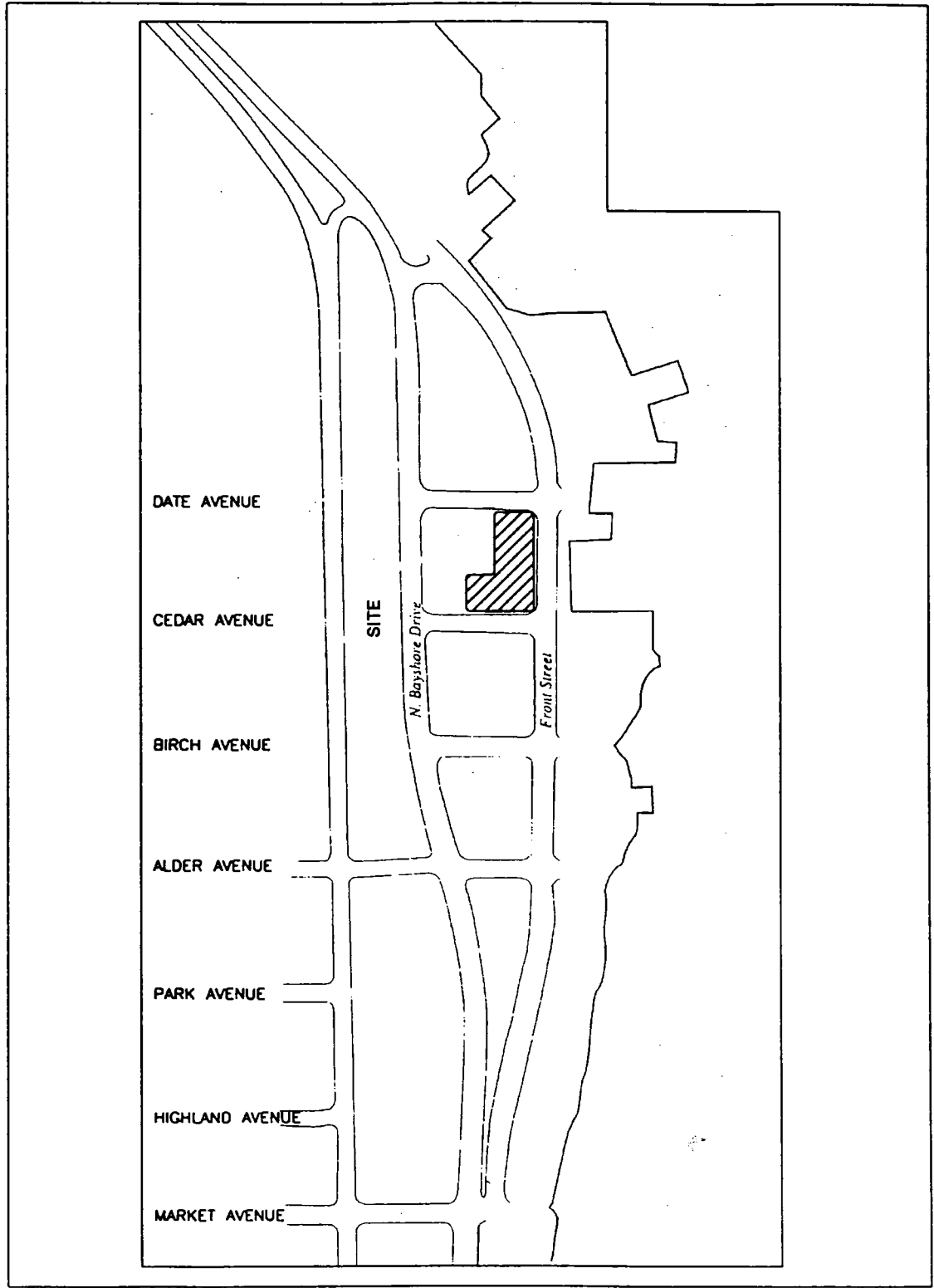
**SITE ASSESSMENT PLANS:**

Metal recycling operations currently and historically conducted on-site may have created recognized environmental conditions. Based on URS's findings, a subsurface investigation of the scrap yard to assess the potential for petroleum hydrocarbon, metals, and PCB contamination to soil and groundwater will be conducted by boring with a Geoprobe drilling rig at four locations.

**SITE CLEANUP:**

Not determined at this time. This site may be eligible for a Brownfield Cleanup Revolving Loan from OR ECDD for cleanup activities.

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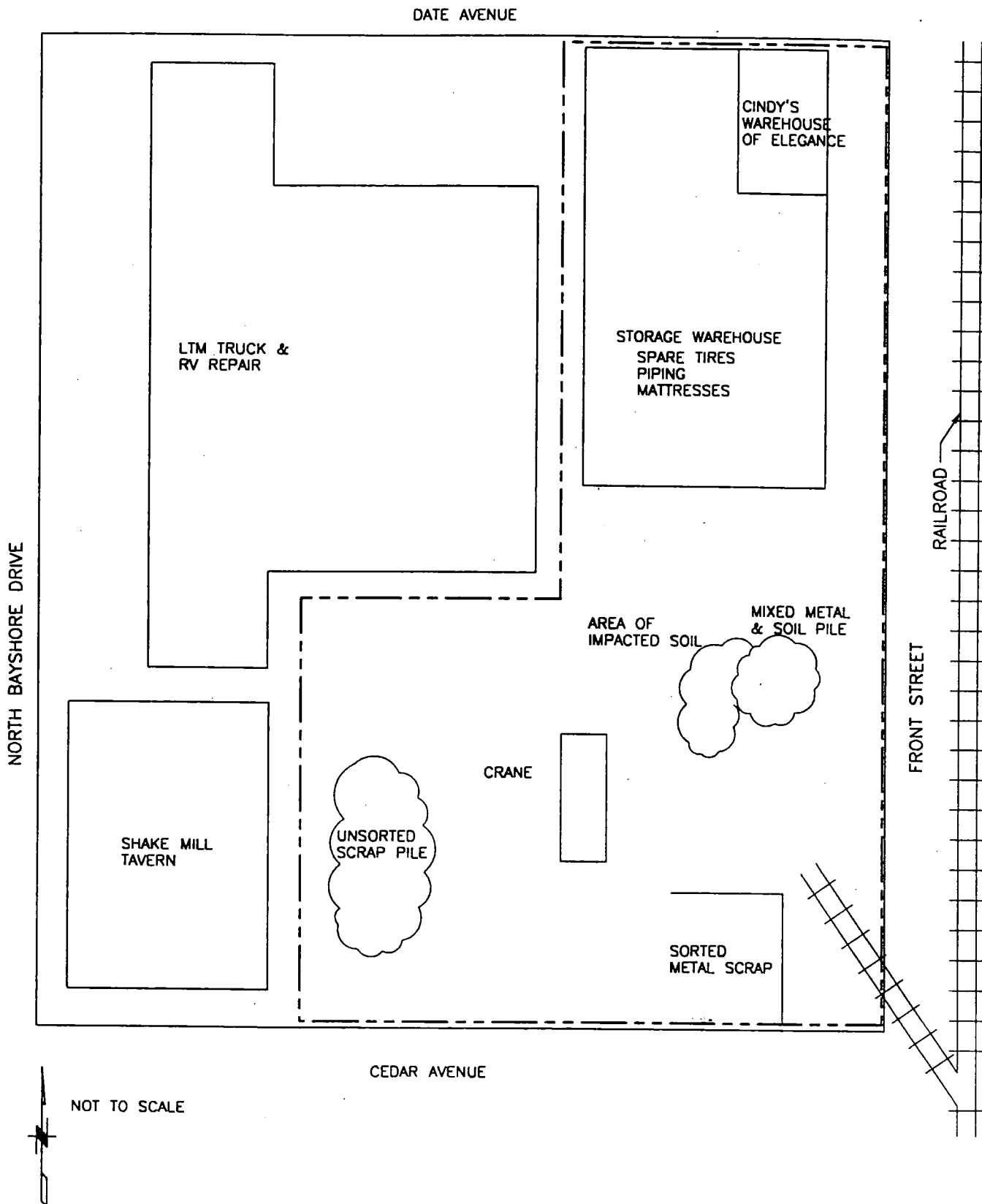
**SITE LOCATION PLAN**

MARCH 2001  
52-00082004.00

City of Coos Bay  
Marshfield Corporation Property  
Coos Bay, Oregon

**FIGURE 2**





**SITE PLAN**

**URS**

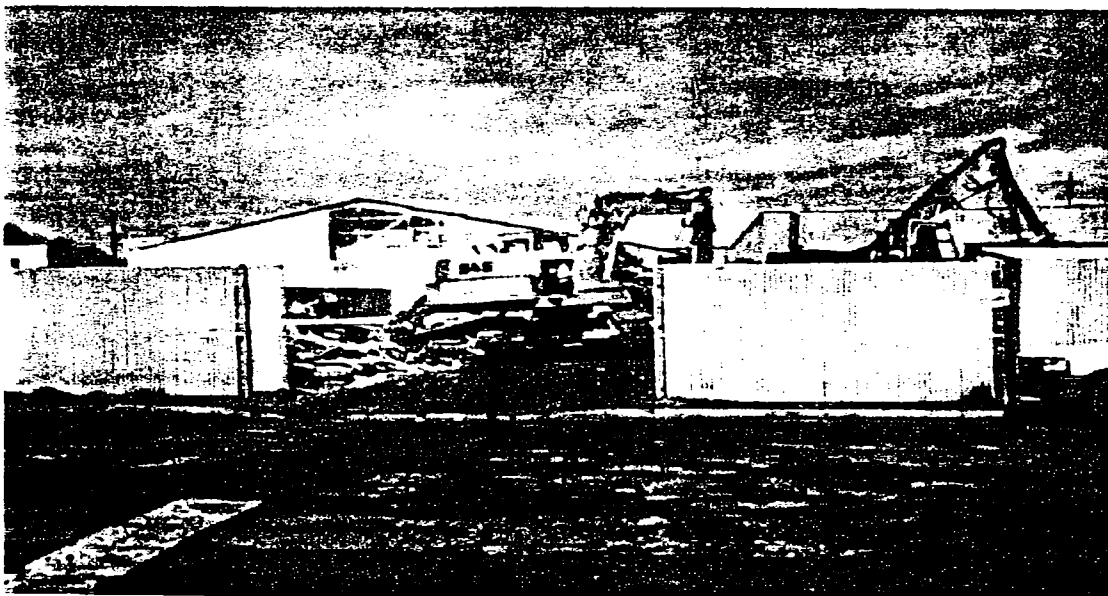
MARCH 2001  
52-00082004.00

City of Coos Bay  
Marshfield Corporation Property  
Coos Bay, Oregon

**FIGURE-3**



Photograph 1. View towards the southwest of the warehouse building on the subject property.



Photograph 2. View towards the north of the scrap yard on the subject property.

# URS

March 2001  
52-00082004.00

## SITE PHOTOGRAPHS

City of Coos Bay  
Marshfield Corporation Property  
Coos Bay, Oregon

PLATE 1

**BROWNFIELDS PRIVATELY-OWNED SITE:  
PRE-ASSESSMENT QUESTIONNAIRE:**

**APPLICANT ORGANIZATION CONTACT:**

City of Coos Bay  
500 Central Avenue  
Coos Bay, OR 97420

Shanda Shribbs, Community Services Director  
Phone: (541) 269-8918 Fax: (541) 267-5615  
Email: sshribbs@dcs.coosbay.org

**SITE:**

Koontz Machine & Welding, Inc.  
Acreage: 4,425 sq.ft./0.10 acres

Site: 680 N. Front St. 25-13-26CA TL700  
Coos Bay, OR 97420

**SITE OWNERSHIP/ACCESS:**

Koontz Machine & Welding, Inc.  
600 N. Front St.  
Coos Bay, OR 97420

Access: ESA (1), ESA (2)

**SITE HISTORY:**

1891 - wharf, two dwellings, two additional small structures  
1898 - one dwelling removed, boat building facility at east end of wharf  
1907 - boat building, boat house, small garage, machine shop  
1911 - dwelling removed, garage located at west end of wharf  
1920 - expanded garage, two auto repair facilities, machine shop, welding facility  
1945 - boat building at end of wharf removed, south shop now a woodworking facility.  
1946 - Koontz Machine Shop  
1965 - Koontz Machine & Welding, Inc. operating to present using one long building  
which is partly situated on a wharf that extends eastward over the tidal flat of Coos Bay.

**REGULATORY HISTORY:**

No NPL sites within 1 1/8 mile  
No CERCLIS-NFRAP sites within 3/8 mile  
No CORRACTS sites within 1 1/8 mile  
No RCRA -TSD sites within 5/8 mile  
9 UST sites within 1/8 mile  
11 LUST sites within 1/4 mile  
2 CRL sites within 1 1/8 mile  
8 ECSI sites within 1 1/8 mile  
No OR VCS sites within 1/2 mile  
No SWLF within 5/8 mile  
There are no existing reports of hazardous material releases from the Coos Bay Fire  
Department, the Oregon State Fire Marshal, or the ODEQ.

**REDEVELOPMENT POTENTIAL/PUBLIC BENEFIT:**

There are presently no plans for development of the site beyond its present day use.

#### **RESPONSIBILITY & REIMBURSEMENT MECHANISMS:**

Disposal methods by previous machine shop owners may have included dumping metal shavings onto the tidal flat of Coos Bay. Present practices are approved removal from site of both office refuse and machining by-products.

#### **PRIOR SITE ASSESSMENT ACTIVITIES:**

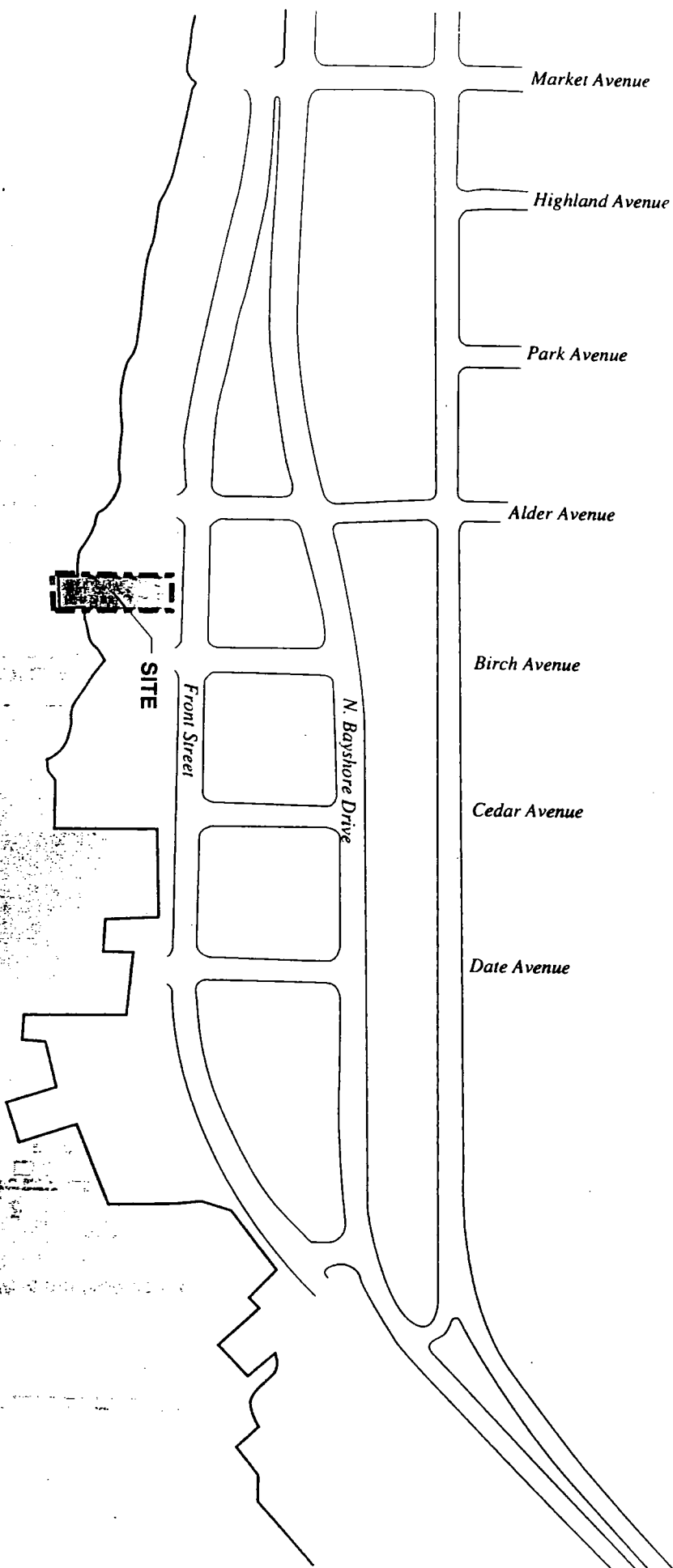
A level one environmental site assessment was completed by URS, Corp. in 2000 under the EPA Brownfield pilot program. Suspected contamination from past disposal of metal shavings indicate that further assessment activities are warranted.

#### **SITE ASSESSMENT PLANS:**

Based upon the results of the level one site assessment, the owner wishes to continue with the next level of assessment and has returned a signed access permit for this activity. Based on URS's findings, it is recommended that subsurface soil and groundwater investigations be done to assess whether soil or groundwater beneath the property has been impacted by onsite activities related to the use of petroleum products or other hazardous material, or dumping of metal shavings and debris.

#### **SITE CLEANUP:**

Not determined at this time. This site may be eligible for a Brownfield Cleanup Revolving Loan from OR ECDD for cleanup activities.



## SITE LOCATION PLAN

City of Coos Bay  
 Koontz Machine & Welding North Property  
 Coos Bay, Oregon

October 2000  
 52-00082004.00

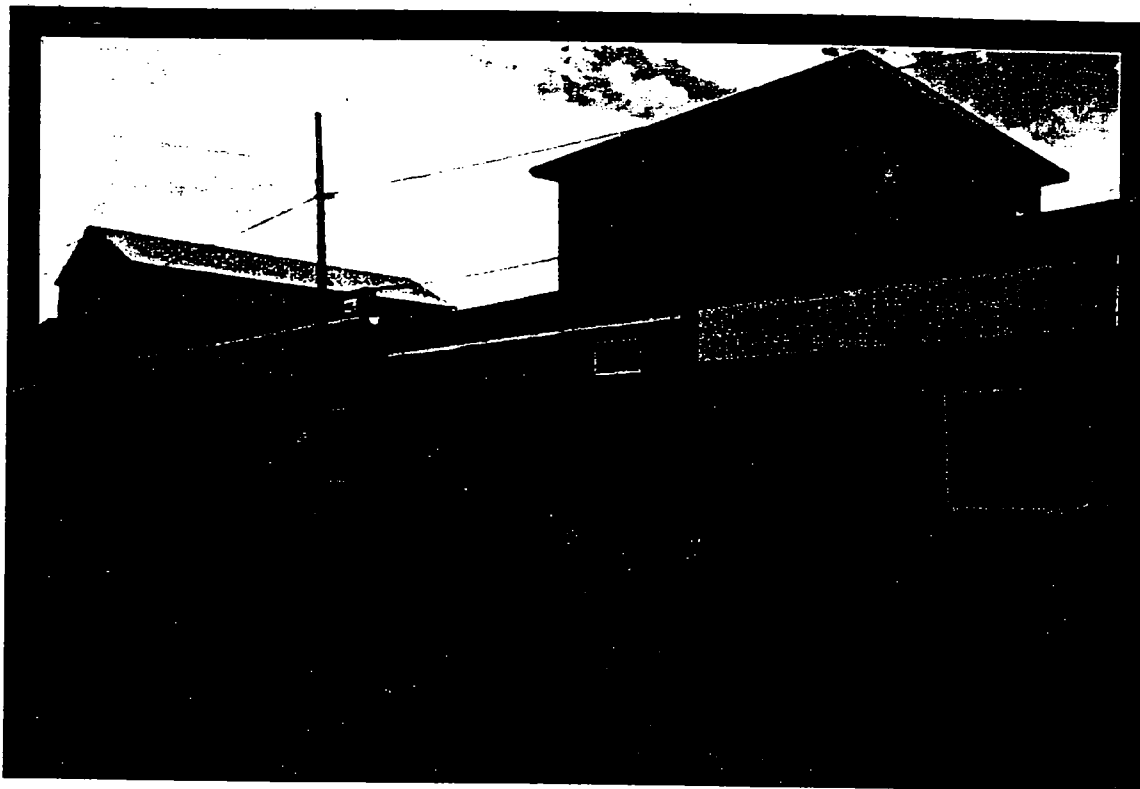


PHOTO #1 – View of Koontz Machine & Welding building, looking northeast.



PHOTO #2 – View of west side of subject property, looking north.

#### SITE PHOTOGRAPHS

**URS**

October 2000  
52-00082004.00

City of Coos Bay  
Koontz Machine & Welding North Property  
Coos Bay, Oregon



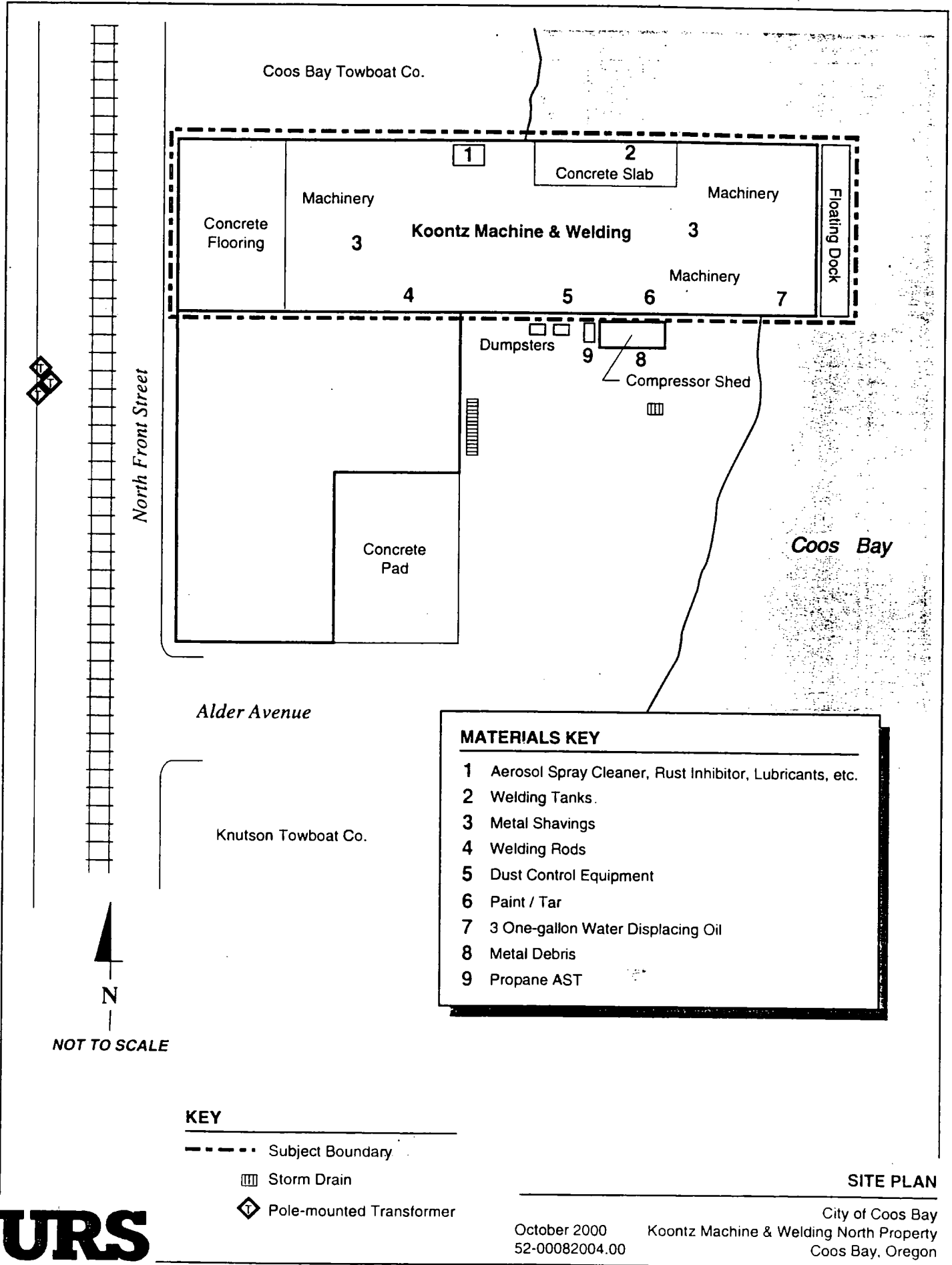


FIGURE 3

**BROWNFIELDS PRIVATELY-OWNED SITE:  
PRE-ASSESSMENT QUESTIONNAIRE:**

**APPLICANT ORGANIZATION CONTACT:**

City of Coos Bay  
500 Central Avenue  
Coos Bay, OR 97420

Shanda Shribbs, Community Services Director  
Phone: (541) 269-8918 Fax: (541) 267-5615  
Email: sshribbs@dcs.coosbay.org

**SITE:**

Koontz Machine & Welding, Inc.  
Acreage: 8,350 sq.ft./0.19 acres

Site: 614 N. Front St. 25-13-26CA TL 800  
Coos Bay, OR 97420

**SITE OWNERSHIP/ACCESS:**

Koontz Machine & Welding, Inc.  
600 N. Front St.  
Coos Bay, OR 97420

Access: ESA (1), ESA(2)

**SITE HISTORY:**

1891 - dwelling, two storage structures, and a coal shed  
1898 - vacant storage bldgs., carpet shop on a floating dock to the east, wharf to the south  
1907 - boarding house, vacant building, and boat shed  
1920 - auto repair and machine shop, garage to north  
1945 - woodworking shop, auto repair and machine shop to north  
1966 - boat and motor sales, service, paint  
Historical use of the property and adjacent waterfront properties has been primarily for light industrial and manufacturing purposes. The property is currently occupied by one onsite building, an oil storage trailer, and a paved parking and storage area. The building is used as a machine/vehicle maintenance shop, parts supply storehouse, and office by Koontz Machine & Welding, Inc.

**REGULATORY HISTORY:**

No NPL, CERCLIS, NFRAP, CORRACTS, RCRIS, OR VCS, SWLF sites, listed.  
9 listings of UST registered with ODEQ within 1/8 mile  
11 LUST sites listed on the EDR database withing 1/4 mile  
2 CRL sites located within 1 1/8 mile  
8 ECSI sites identified in the EDR report within 1 1/8 mile  
There are no existing reports of hazardous material releases from the Coos Bay Fire Department, the Oregon State Fire Marshal or the ODEQ.

**REDEVELOPMENT POTENTIAL/PUBLIC BENEFIT:**

The subject property is adjacent to the open Alder Avenue right-of-way which provides water access from N. Front Street to Coos Bay. This has significant potential in light of the recent zone change which will allow other than water dependent uses in the Waterfront Heritage Zone.

#### **RESPONSIBILITY & REIMBURSEMENT MECHANISMS:**

It is unknown at this time if activities performed by the current owner have contributed to contamination of this property. This will be determined during the next phase of assessment. Proper practices for handling hazardous materials are currently in place with the offsite disposal of metal shavings and used oil being done by a private contractor. Water runoff from work activities filter through oil/water separators before entering the public sanitary system. Storm runoff from the parking lot flows directly into the bay. There are no negotiated reimbursement mechanisms in place at this time.

#### **PRIOR SITE ASSESSMENT ACTIVITIES:**

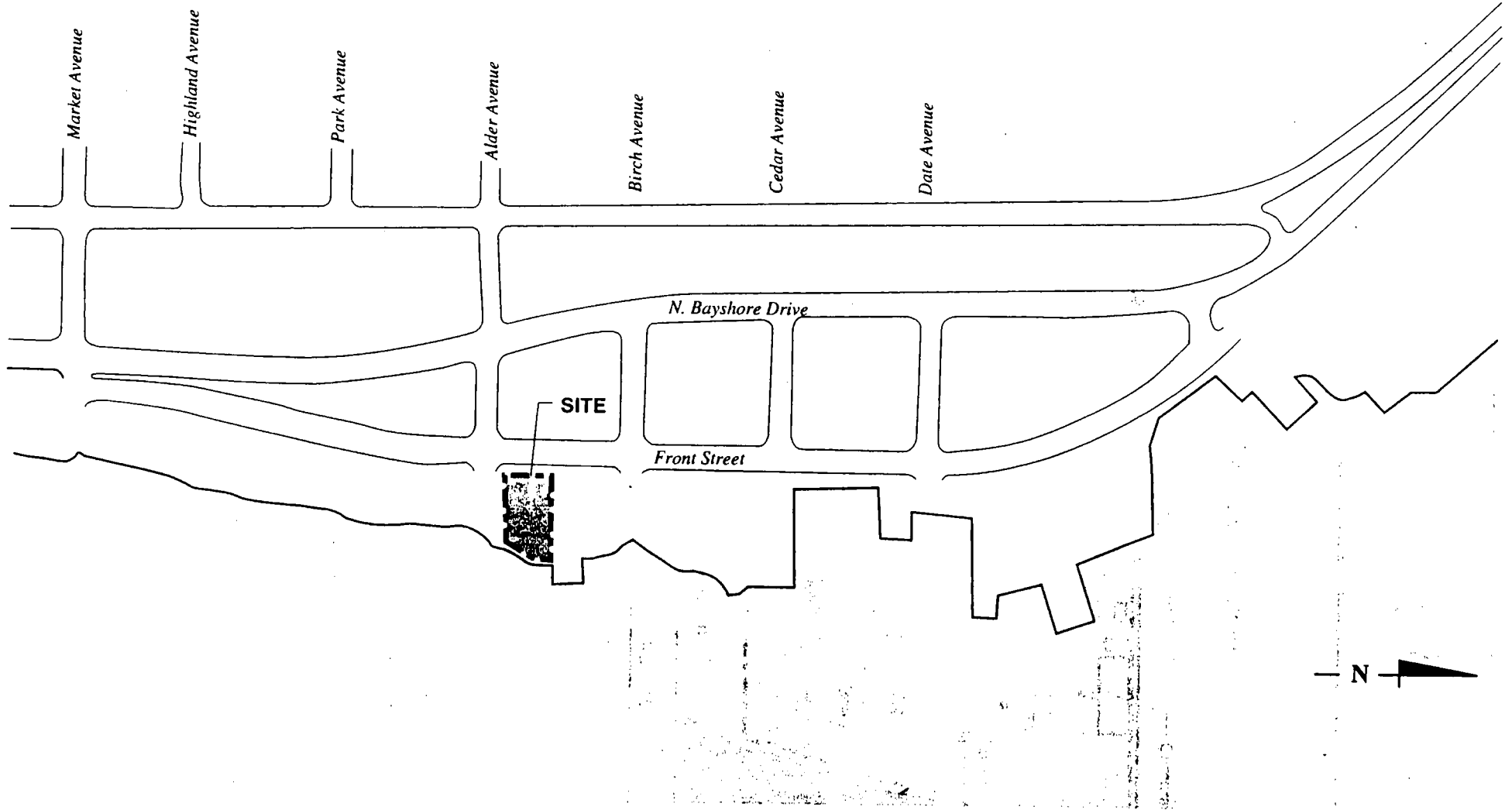
A level one environmental site assessment has been completed by URS Corp. during 2000. The soils and fill could not be observed directly because the surface is paved. Small areas of staining were observed as would be consistent with the current uses.

#### **SITE ASSESSMENT PLANS:**

Bases upon the results of the level one site assessment, the owner wishes to continue with the next level of assessment and has returned a signed access permit for this activity. Three borings are planned during the next level of assessment using a Geoprobe rig to test both soil and ground water.

#### **SITE CLEANUP:**

Not determined at this time. This site may be eligible for a Brownfield Cleanup Revolving Loan from OR ECDD for cleanup activities.



**SITE LOCATION PLAN**

**URS**

October 2000  
52-00082004.00

City of Coos Bay  
Koontz Machine & Welding South Property  
Coos Bay, Oregon

**FIGURE 2**

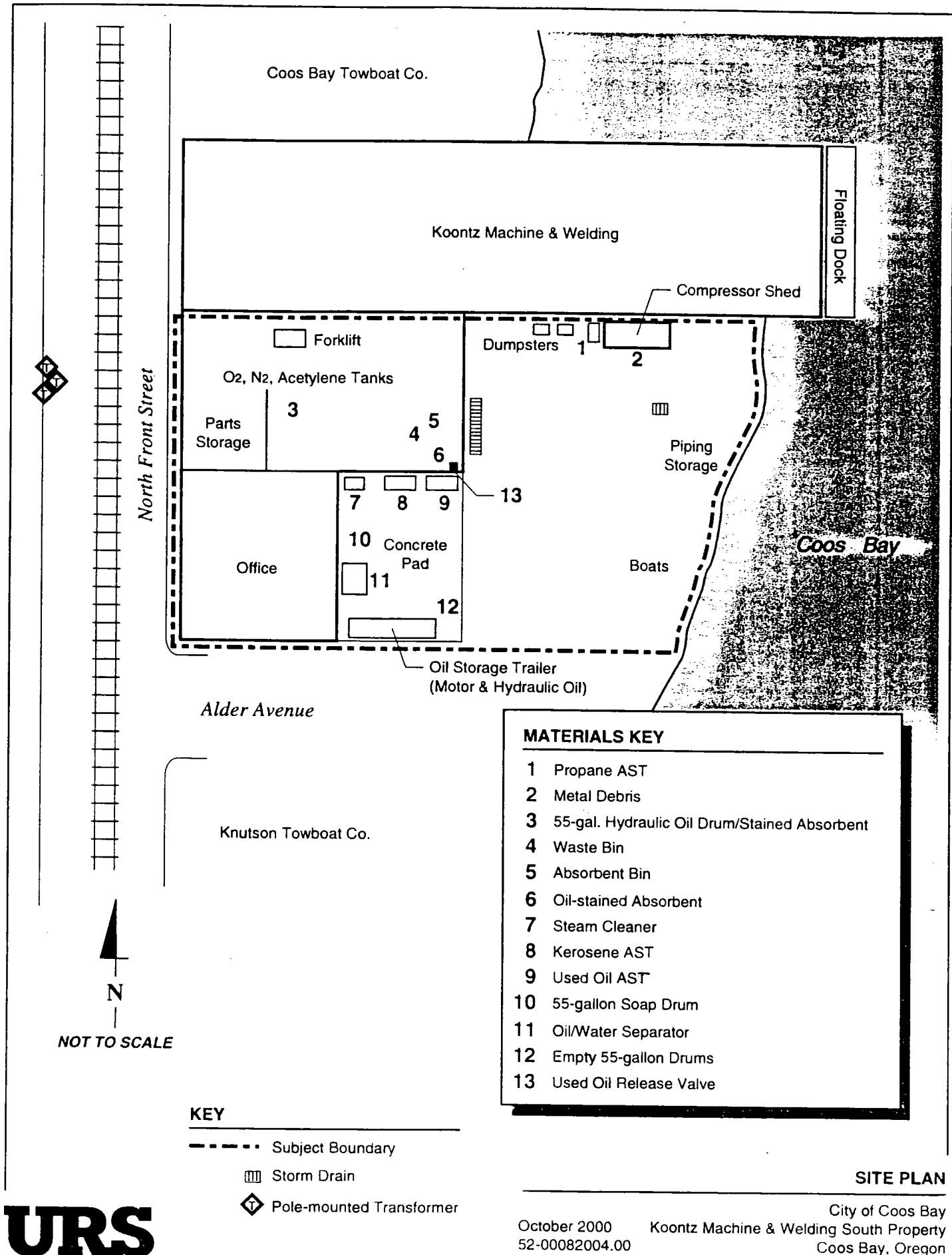


FIGURE 3

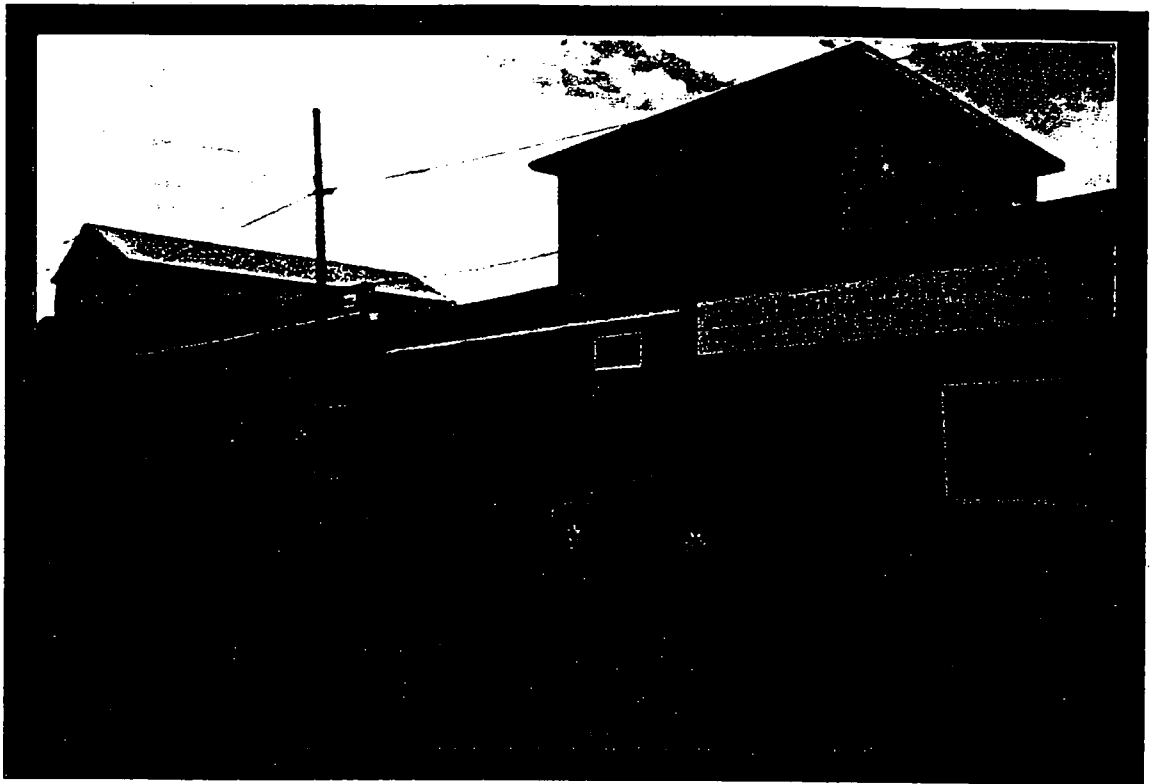


PHOTO #1 – View of Koontz Machine & Welding building, looking northeast.



PHOTO #2 – View of west side of subject property and adjacent Koontz Machine & Welding North, looking north.

#### SITE PHOTOGRAPHS

**URS**

October 2000  
52-00082004.00

City of Coos Bay  
Koontz Machine & Welding South Property  
Coos Bay, Oregon

**BROWNFIELDS PRIVATELY-OWNED SITE:  
PRE-ASSESSMENT QUESTIONNAIRE:**

**APPLICANT ORGANIZATION CONTACT:**

City of Coos Bay  
500 Central Avenue  
Coos Bay, OR 97420

Shanda Shribbs, Community Services Director  
Phone: (541) 269-8918 Fax: (541) 267-5615  
Email: sshribbs@dcs.coosbay.org

**SITE:**

Coos Bay Towboat  
Acreage: 4,575 sq.ft./0.11 acres

Site: 686 N. Front St. 25-13-26CA TL600  
Coos Bay, OR 97420

**SITE OWNERSHIP/ACCESS:**

Coos Bay Towboat  
686 N. Front St.  
Coos Bay, OR 97420

Access: ESA (1) ESA (2)

**SITE HISTORY:**

1891 - Sanborn maps show land as part of the bay  
1898 - shed and floating shed with pier extending to south  
1907 - woodshed and wood sawing facility  
1920 - shed now used as auto shed and garage  
1945 - vacant

**REGULATORY HISTORY:**

No NPL sites within 1 1/8 mile  
No CERCLIS sites listed within 5/8 mile  
No CERCLIS-NFRAP sites listed within 3/8 mile  
No CORRACTS listed within 1 1/8 mile  
No RCRA-TSD facilities listed within 5/8 mile  
3 SQGs and no LQGs listed within 3/8 mile. No indication of release of hazardous materials.  
9 UST sites within 1/8 mile  
11 LUST sites within 5/8 mile  
2 CRL sites within 1 1/8 mile  
8 ECSI sites within 1 1/8 mile  
No OR VCS sites within 1/2 mile  
No SWLF sites listed within 5/8 mile  
There are no existing reports of hazardous material releases from the Coos Bay Fire Department, the Oregon State Fire Marshal, or the ODEQ.

**REDEVELOPMENT POTENTIAL/PUBLIC BENEFIT:**

The towboat business parking lot is separated from the office building by the sixty foot wide Birch Street right-of-way which could provide public access to the bay from Front

Street or viewing of the waterfront. Although the area is now paved and used by the towboat business, the street has not been vacated.

**RESPONSIBILITY & REIMBURSEMENT MECHANISMS:**

Uses of adjacent property as a machine shop and steel fabricating facility may have contributed to contamination of the property. The reported leaking of an underground tank on adjoining property may prove to have affected this property. Also, the potential liability associated with battery waste disposal on the adjacent tidal mudflat will be explored. The ownership of Div. of State Lands will influence this site cleanup activities.

**PRIOR SITE ASSESSMENT ACTIVITIES:**

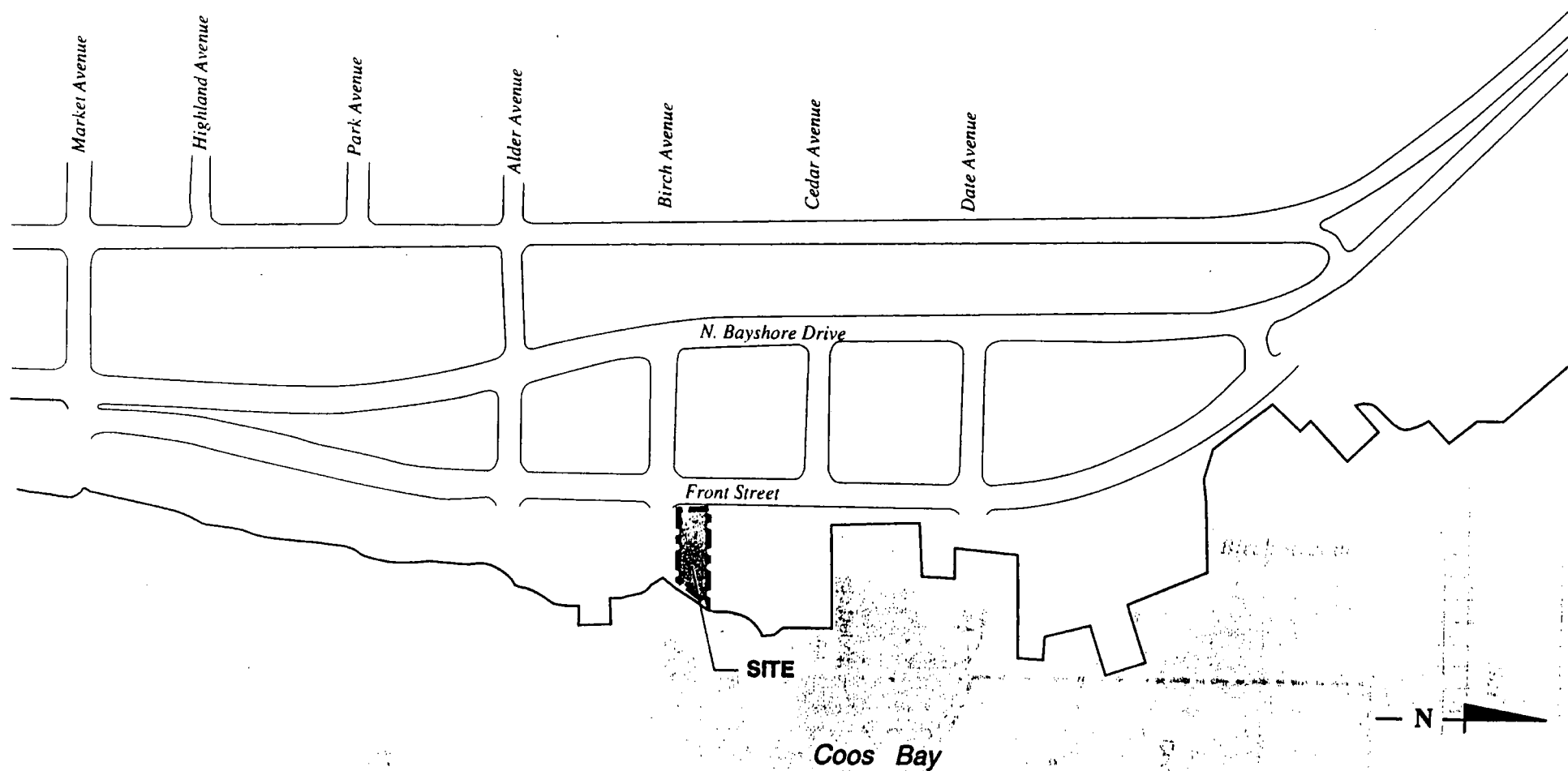
There is no record of environmental assessment prior to the ESA (1) performed by URS, in 2000

**SITE ASSESSMENT PLANS:**

The Permit of Entry for this parcel has been signed by the owner for the next testing and sampling stage of the program. Based on URS' findings and conclusions presented, it is recommended that subsurface soil and groundwater investigations be done to determine whether soil and groundwater beneath the property has been impacted by fill material brought in during initial site development.

**SITE CLEANUP:**

Not determined at this time. This site may be eligible for a Brownfield Cleanup Revolving Loan from OR ECDD for cleanup activities.

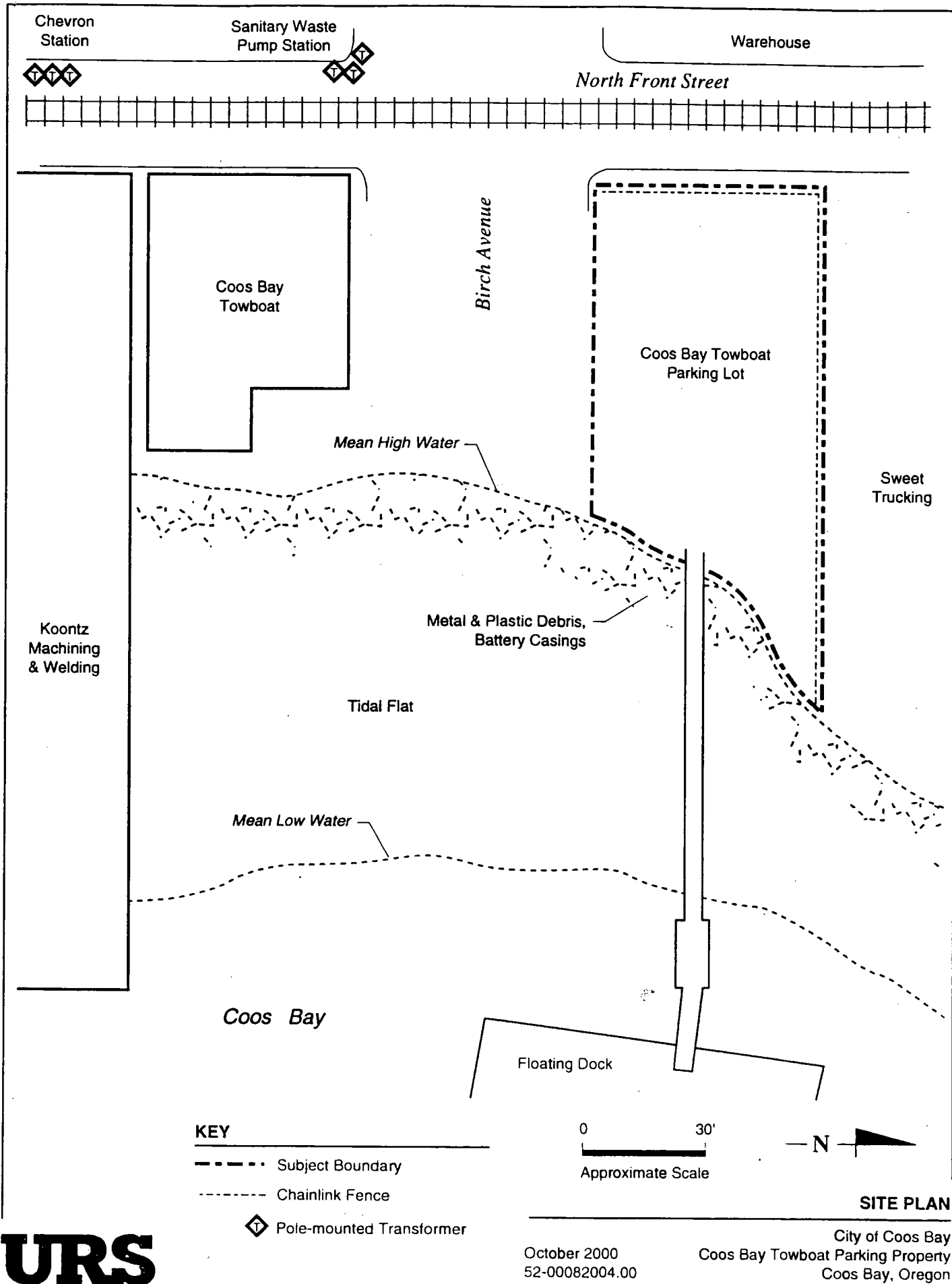


# **SITE LOCATION PLAN**

October 2000  
52-00082004.00

City of Coos Bay  
Coos Bay Towboat Parking Property  
Coos Bay, Oregon

FIGURE 2



**URS**

FIGURE 3



PHOTO #3 – View of subject property shoreline and debris, looking north.



PHOTO #4 – View of pier and floating dock extending from subject property, looking northeast.

#### SITE PHOTOGRAPHS

October 2000  
52-00082004.00

City of Coos Bay  
Coos Bay Towboat Parking Property  
Coos Bay, Oregon

**URS**



PHOTO #1 – View of subject property and adjacent Coos Bay Towboat building, looking west.

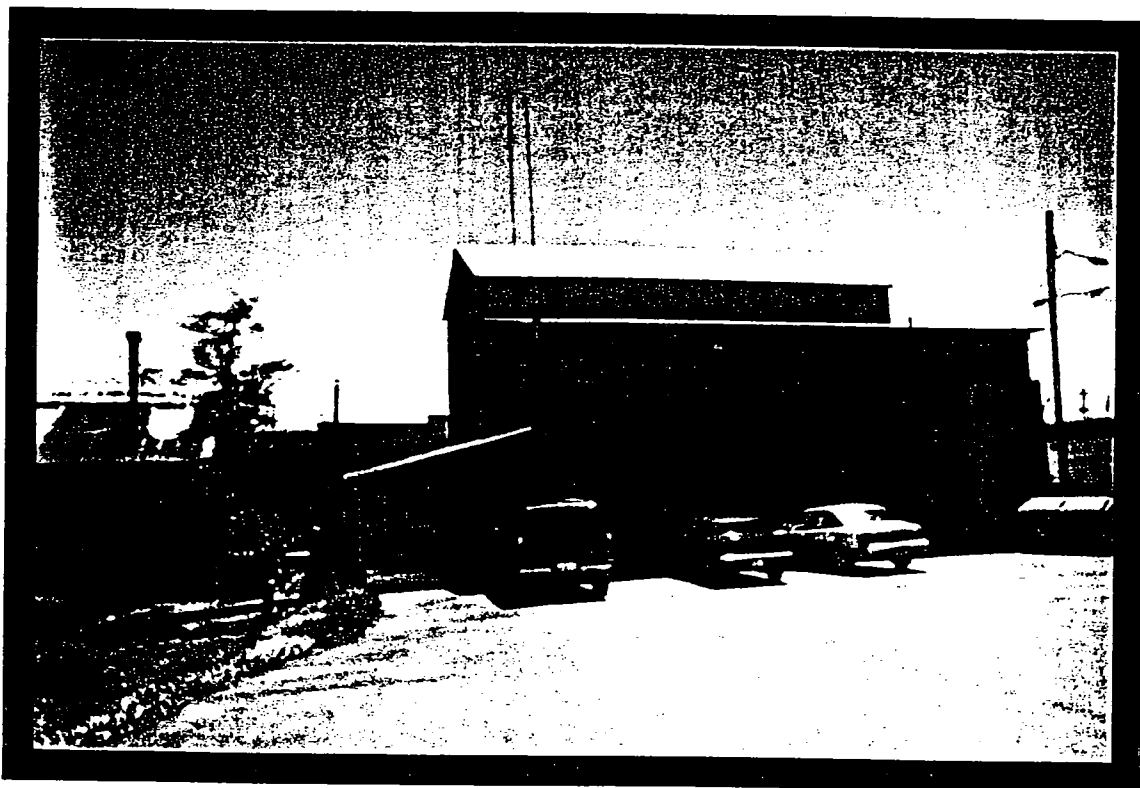


PHOTO #2 – View of subject property and Coos Bay Towboat building, looking south.

#### SITE PHOTOGRAPHS

**URS**

October 2000  
52-00082004.00

City of Coos Bay  
Coos Bay Towboat Parking Property  
Coos Bay, Oregon

**BROWNFIELDS PRIVATELY-OWNED SITE:  
PRE-ASSESSMENT QUESTIONNAIRE:**

**APPLICANT ORGANIZATION CONTACT:**

City of Coos Bay  
500 Central Avenue  
Coos Bay, OR 97420

Shanda Shribbs, Community Services Director  
Phone: (541) 269-8918 Fax: (541) 267-5615  
Email: sshribbs@dcs.coosbay.org

**SITE:**

Coos Bay Towboat  
Acreage: 5000 sq. ft./0.12 acres

Site: 686 N. Front St. 25-13-26CA TL500  
Coos Bay, OR 97420

**SITE OWNERSHIP/ACCESS:**

Coos Bay Towboat  
686 N. Front St.  
Coos Bay, OR 97420

Access: ESA (1)

**SITE HISTORY:**

**REGULATORY HISTORY:**

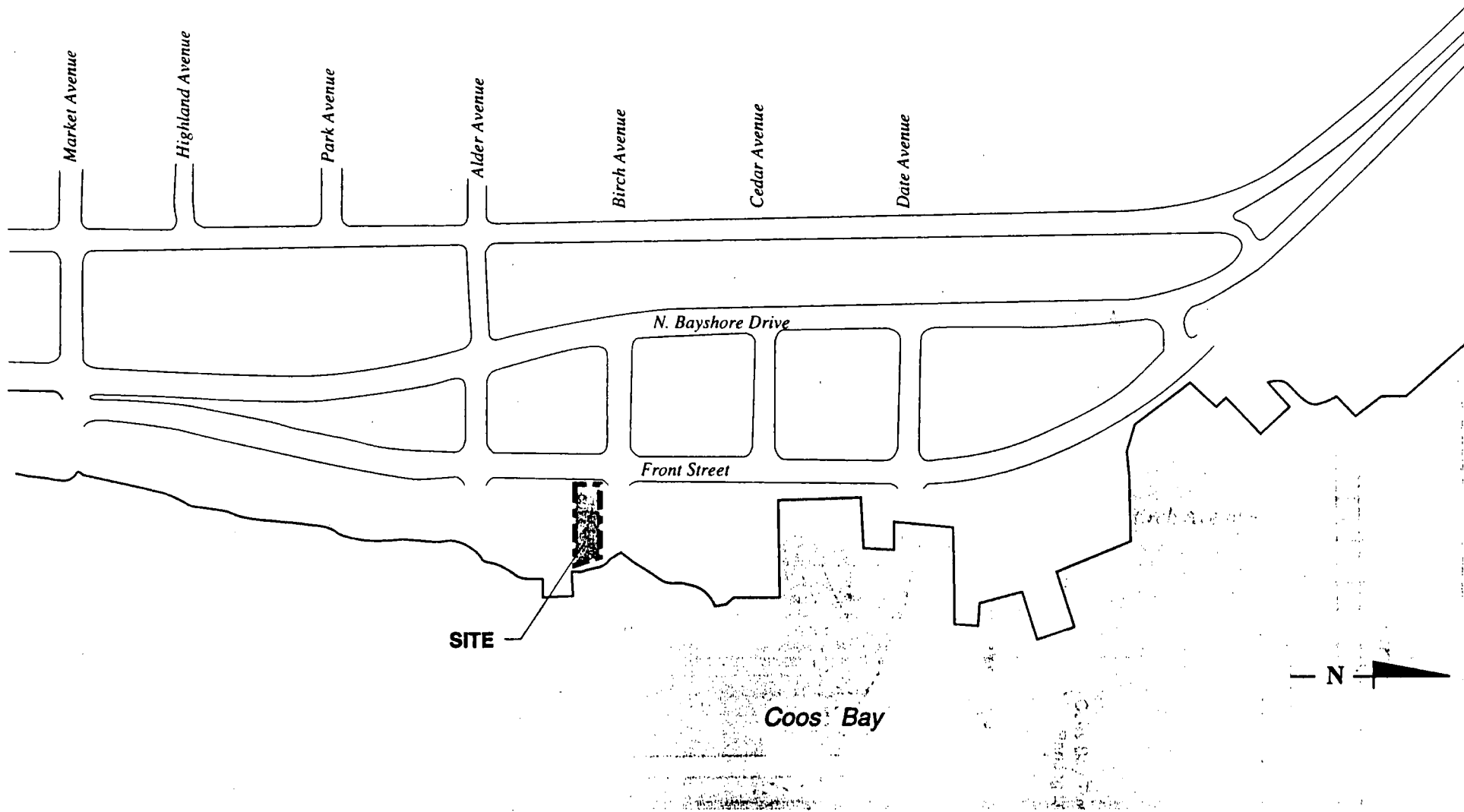
**REDEVELOPMENT POTENTIAL/PUBLIC BENEFIT:**

**RESPONSIBILITY & REIMBURSEMENT MECHANISMS:**

**PRIOR SITE ASSESSMENT ACTIVITIES:**

**SITE ASSESSMENT PLANS:**

**SITE CLEANUP:**



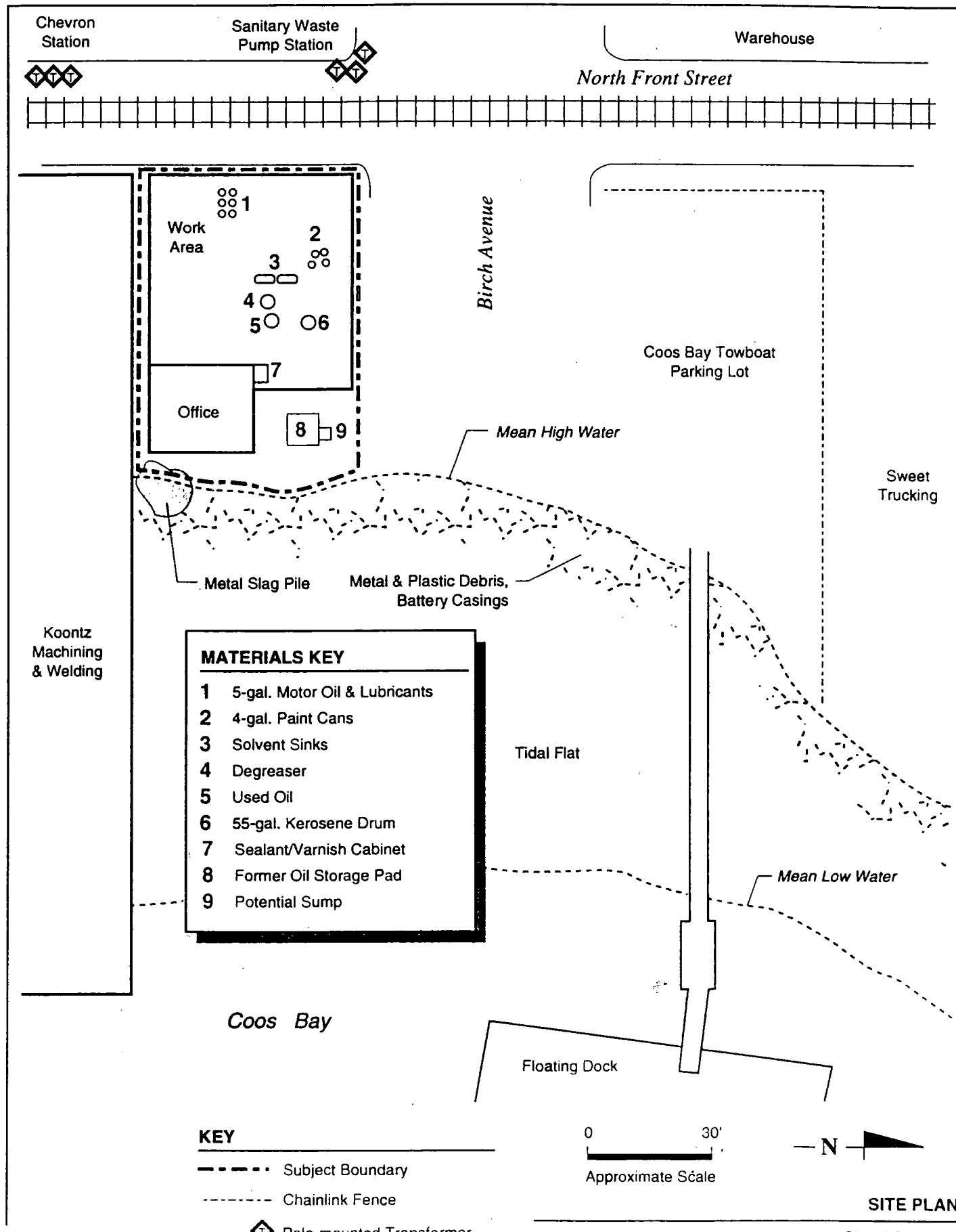
# **SITE LOCATION PLAN**

**URS**

October 2000  
52-00082004.00

City of Coos Bay  
Coos Bay Towboat Office Property  
Coos Bay, Oregon

**FIGURE 2**



**URS**

October 2000  
52-00082004.00

City of Coos Bay  
Coos Bay Towboat Office Property  
Coos Bay, Oregon

FIGURE 3

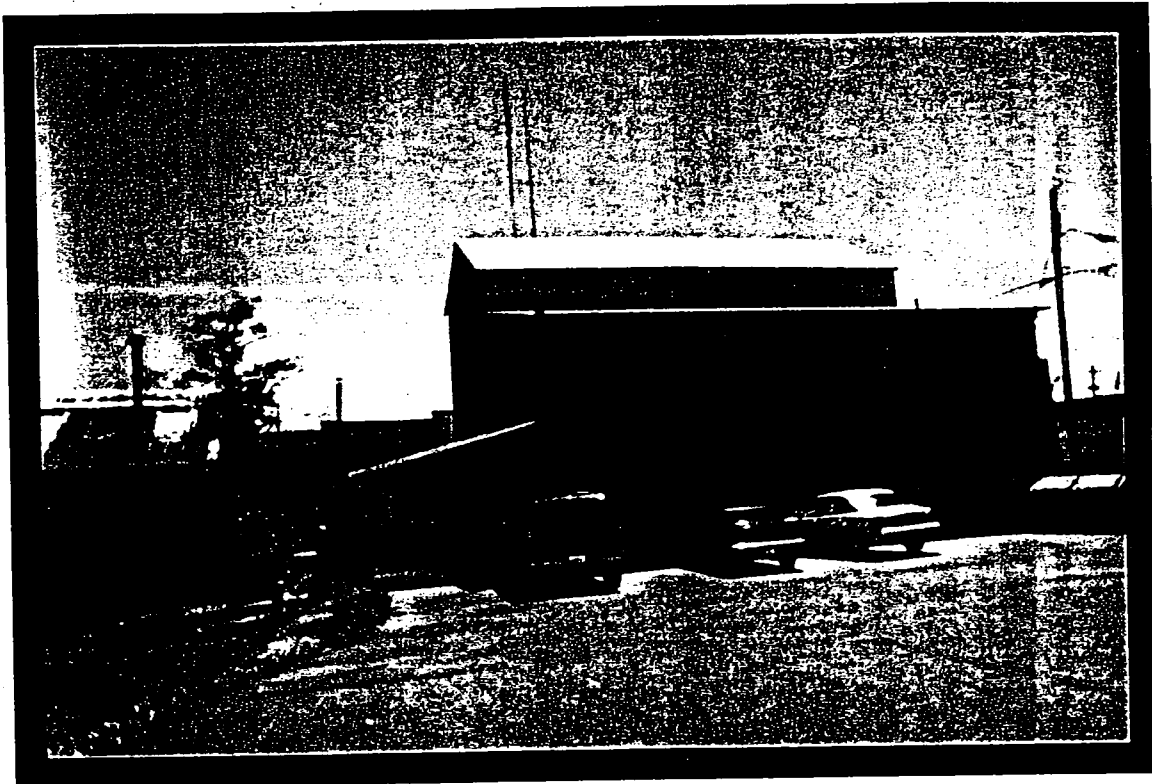


PHOTO #1 – View of subject property and Coos Bay Towboat building, looking south.



PHOTO #2 – View of adjacent property shoreline and debris at mean high tide line.

#### SITE PHOTOGRAPHS

**URS**

October 2000  
52-00082004.00

City of Coos Bay  
Coos Bay Towboat Office Property  
Coos Bay, Oregon

**BROWNFIELDS PRIVATELY-OWNED SITE:  
PRE-ASSESSMENT QUESTIONNAIRE:**

**APPLICANT ORGANIZATION CONTACT:**

City of Coos Bay  
500 Central Avenue  
Coos Bay, OR 97420

Shanda Shribbs, Community Services Director  
Phone: (541) 269-8918 Fax: (541) 267-5615  
Email: sshribbs@dcs.coosbay.org

**SITE:**

Coos Bay Iron Works, Inc.  
Acreage: 5450 sq. ft./0.01 acres

Site: 896 N. Front St. 25-13-26CA TL100  
Coos Bay, OR 97420

**SITE OWNERSHIP/ACCESS:**

Coos Bay Iron Works, Inc.  
P.O. Box 236  
Coos Bay, OR 97420

Access: ESA (1)

**SITE HISTORY:**

**REGULATORY HISTORY:**

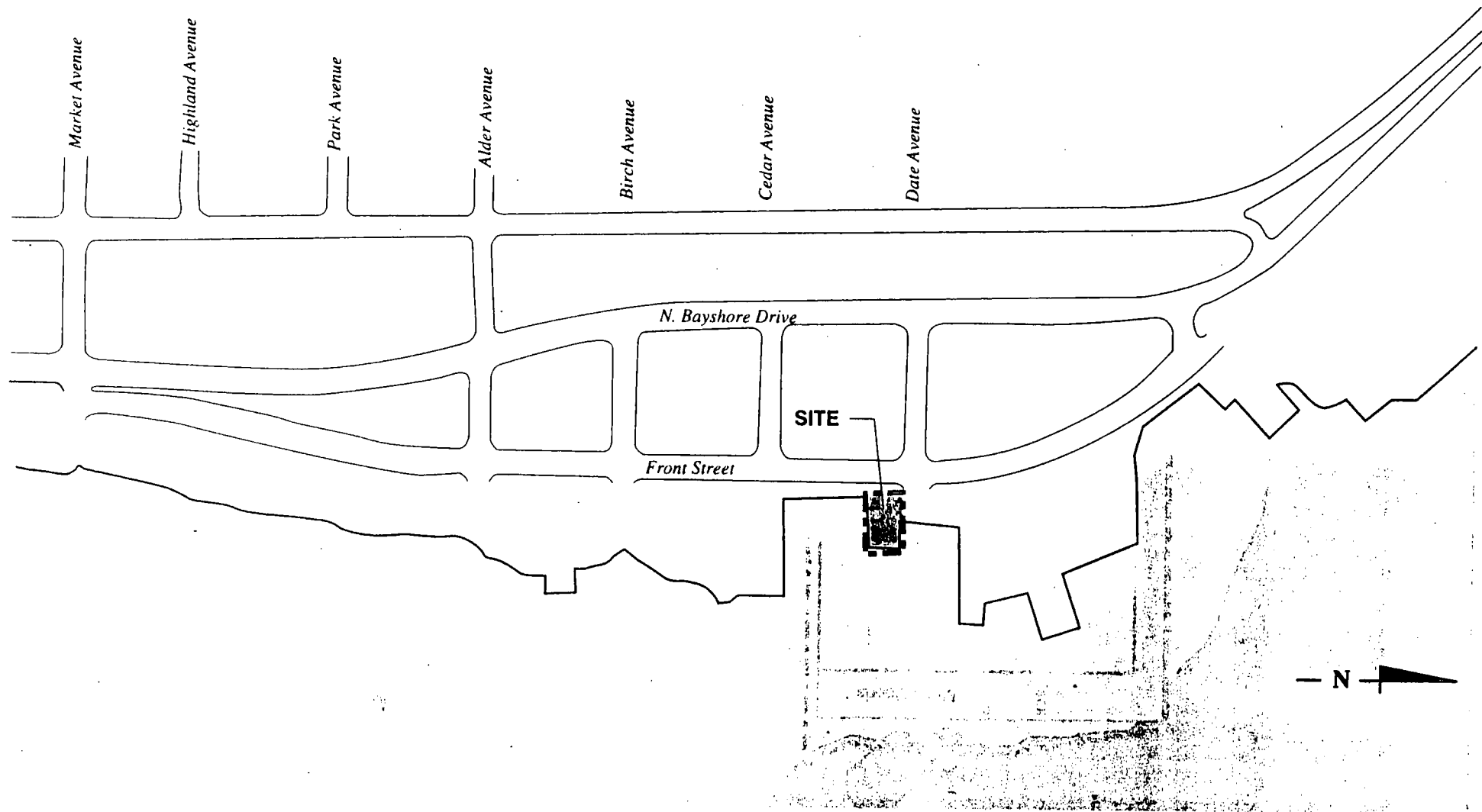
**REDEVELOPMENT POTENTIAL/PUBLIC BENEFIT:**

**RESPONSIBILITY & REIMBURSEMENT MECHANISMS:**

**PRIOR SITE ASSESSMENT ACTIVITIES:**

**SITE ASSESSMENT PLANS:**

**SITE CLEANUP:**



**SITE LOCATION PLAN**

October 2000  
52-00082004.00

City of Coos Bay  
Coos Bay Iron Works Property  
Coos Bay, Oregon

FIGURE 2

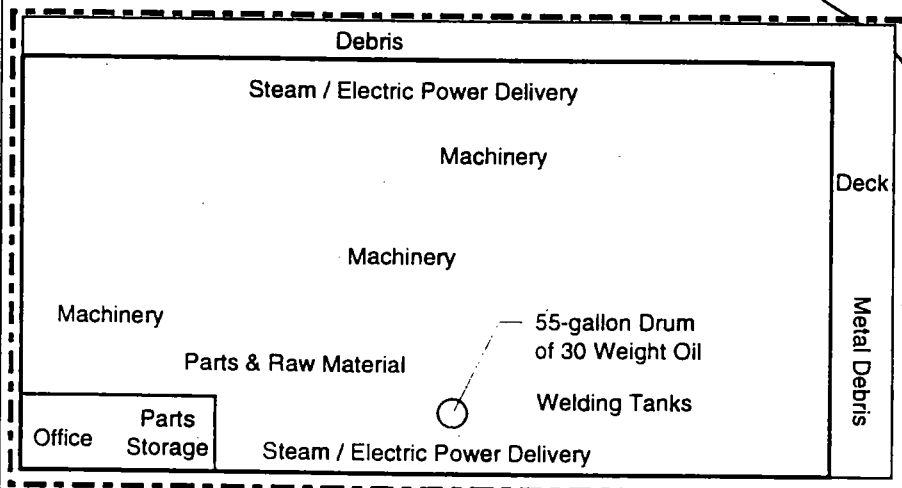
Coos Bay

Former Hillstrom's  
Shipyards Site

Date Avenue  
(Grass-covered)

Truck Debris

North Front Street



Tidal Flat

Metal Slag Pile

Deck

Metal Debris

Vacant Tidal Flat



NOT TO SCALE

KEY

--- Subject Boundary

▨ Storm Drain

◇ Pole-mounted Transformer

SITE PLAN

City of Coos Bay  
Coos Bay Iron Works Property  
Coos Bay, Oregon

October 2000  
52-00082004.00

URS

FIGURE 3



PHOTO #1 - View of Coos Bay Iron Works building, facing east.

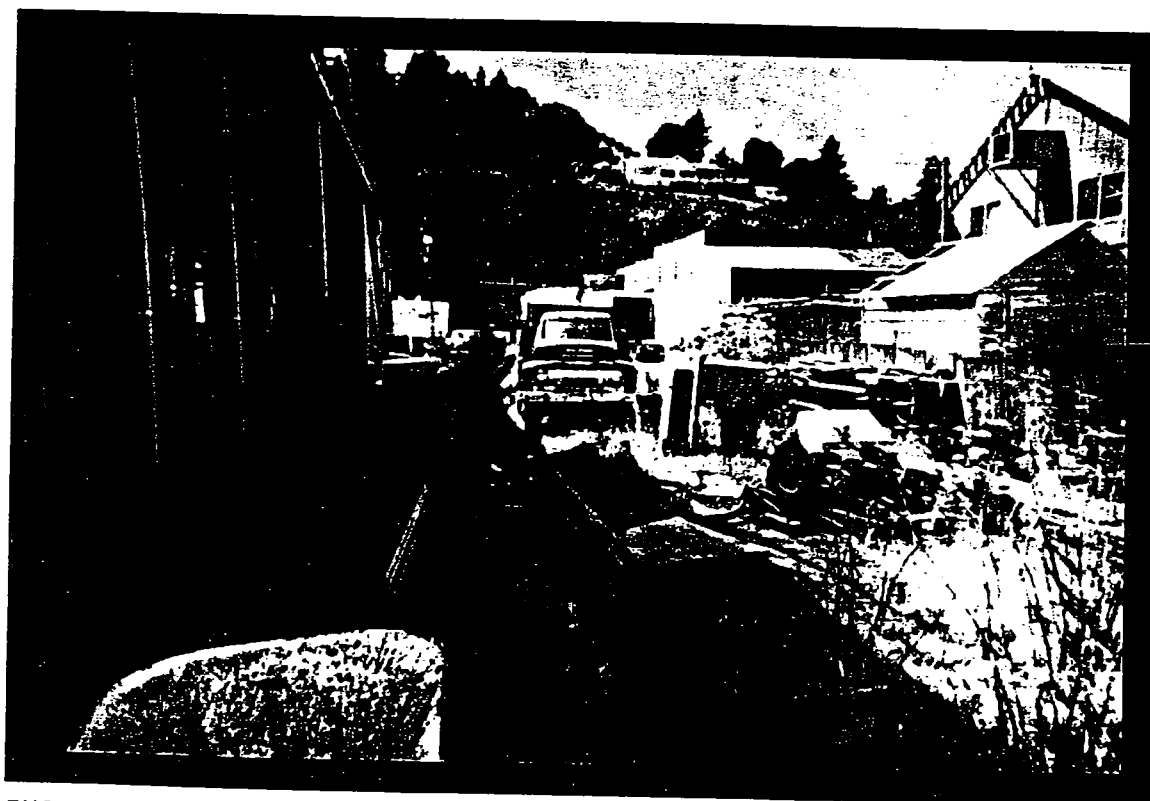


PHOTO #2 - View of west side of subject property and vacated section of Date Avenue, looking west.

#### SITE PHOTOGRAPHS

**URS**

October 2000  
52-00082004.00

City of Coos Bay  
Coos Bay Iron Works Property  
Coos Bay, Oregon